

FLOOD PLAIN PERMIT COMMITTEE MEETING

*201 West Gray, Main Municipal Complex, Study Session Room
Monday, June 18, 2012
8:30 a.m.*

Minutes

PRESENT: Shawn O'Leary, Director of Public Works
Susan Connors, Director of Planning/Community Development
Ken Danner, Subdivision Development Manager
Jane Hudson, Principle Planner
Sherri Stansel, Citizen Member
Scott Sturtz, Capital Projects Engineer

OTHERS PRESENT: Todd McLellan, Development Engineer
Julie Shelton, Staff
Kevin McCarty, Straightline Construction
Eric Henderson, Straightline Construction
Mitch Freeman, Citizen
Glenda Madden, Citizen
Janet Johnson, Citizen
Robert Boone, Citizen
Dan Boone, Citizen
Gerard Jazzar, Citizen

NOT PRESENT: Neil Suneson, Citizen Member

The meeting was called to order by O'Leary who announced the resignation of Marion Hutchison and the appointment of Neil Suneson as a new committee member. O'Leary asked the committee for approval of the minutes of the June 4, 2012 meeting. Motion by Connors. Seconded by Sturtz. Approved 6-0.

Item No. 1, Flood Plain Permit Application No. 505: O'Leary introduced the application as a request for a flood plain permit submitted by Mr. Michael Freeman to remodel and add a second story to his house at 328 W. Daws Street. McLellan introduced the applicant and began by summarizing the staff report. It was explained that the house is currently single story, is approximately 1,000 square feet and built on a pier and grade beam foundation. McLellan continued by noting that the applicant plans to rehabilitate and reconstruct the complete structure including adding a second story. Due to the work being determined as substantial improvement, this structure will be elevated and a new footing and stem wall foundation will be constructed to make the first floor a minimum of two feet above the base flood elevation. McLellan stated that an elevation certificate will be required at the end of construction. Further discussion of the staff report pointed out that the second story will be approximately 530 square feet and will have a master bedroom and a bathroom and the entire structure must be upgraded to meet the current flood plain ordinance standards. McLellan referenced the ordinance requirements and stated that any excess materials will be removed from the floodplain each day during construction. The ordinance also requires flood proofing the structure by installing vents that are designed to equalize hydrostatic pressure on the stem wall and which will need to be certified by a professional engineer or architect. O'Leary asked how high the structure will be elevated and it was confirmed that the structure will be elevated 3.2 feet higher than the ground elevation. The condition of the existing structure was discussed and discussion ensued among the committee and several citizens. Clarification on the permit process was given by O'Leary. Danner asked

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for clarification on when the elevation certificate would be required and noted that it would be needed after the floor is elevated. Motion for approval from Connors to include the elevation certificate requirement after elevation of the first floor. Seconded by Danner. Approved 6-0.

Items No. 2, Flood Plain Permit Application No. 506: O'Leary introduced the application as a request for a flood plain permit submitted by Mr. Gerard Jazzar to add an addition to his house located at 1306 Quail Hollow Drive. McLellan introduced the applicant and explained that the house is a two story house approximately 2,500 square feet. The southwest half of the property is in the Brookhaven Creek flood plain and the new addition will consist of slab on grade construction, will be built at the rear of the house and will be approximately 650 square foot. The first floor of the addition will include a kitchenette, a bedroom and bathroom, and the second floor will have two bedrooms and a bathroom. The committee reviewed pictures of the plans. Ordinance requirements were discussed to include base flood elevation requirements, fill restrictions to include compensatory storage requirements. FEMA requirements were noted and it was determined that the applicant does not meet the substantial improvement threshold. Shawn asked for comments from the committee and citizens. Danner asked for clarification on the depth of the excavation for the fill and the applicant confirmed that it would be less than 6 inches. Discussion ensued about how the excavated area would drain. Connors asked for clarification on what would be included in the kitchenette area and zoning requirements. Motion for approval from Sturtz. Seconded by Stansel. Approved 6-0.

Item No. 3, Flood Plain Permit Application No. 507: O'Leary introduced the application as a request for a flood plain permit submitted by Mr. Eric Henderson requesting to remodel and add a second story to a house located at 314 S. Lahoma Avenue. McLellan introduced the applicant and began summarizing the staff report. It was explained that the house is approximately 1,050 square feet and that the property and structure are located in the floodway of Imhoff Creek. The committee reviewed the plans. McLellan noted that the second story will be approximately 435 square foot to include a bedroom and closet. FEMA requirements were noted and it was determined that the applicant does not meet the substantial improvement threshold. McLellan added that this property has a stockade break-away fence. A certification from the applicant's engineer was received stating that there would be no rise in the base flood elevation. O'Leary asked for comments from the committee and citizens and the applicant clarified that the materials would be stacked on the deck to meet compensatory storage requirements. Henderson asked what the rules are for storing a dumpster during construction and Connors verified that this was acceptable during this time. Motion for approval from Danner. Seconded by Stansel. Approved 6-0.

Miscellaneous Discussion:

Miscellaneous discussion about a new time for the committee to meet and it was decided to change the meeting time to 3:30 p.m. on the first and third Monday's of the month. Motion to approve new time from Danner. Seconded by Sturtz. Approved 6-0.

Meeting adjourned at 9:22 a.m.